169.0	0009	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	930,600 /	930,600
USE VALUE:	930,600 /	930,600
ASSESSED:	930,600 /	930,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER CHRISTINA & TIMOTHY
Owner 2:	
Owner 3:	
Street 1:	28 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARINO PAUL J -
Owner 2:	-
Street 1:	14 NASSAU DR
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2294 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	464,000	15,100	451,500	930,600
Total Card	0.172	464,000	15,100	451,500	930,600
Total Parcel	0.172	464,000	15,100	451,500	930,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.70 | /Parcel: 405.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112336
GIS Ref	
GIS Ref	
Insp Date	08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0008.0

!13104!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	464,000	15100	7,500.	451,500	930,600		Year end	12/23/2021
2021	101	FV	451,100	15100	7,500.	451,500	917,700		Year End Roll	12/10/2020
2020	101	FV	451,200	15100	7,500.	451,500	917,800	917,800	Year End Roll	12/18/2019
2019	101	FV	341,900	15600	7,500.	451,500	809,000	809,000	Year End Roll	1/3/2019
2018	101	FV	341,900	15600	7,500.	380,600	738,100	738,100	Year End Roll	12/20/2017
2017	101	FV	341,900	15600	7,500.	348,300	705,800	705,800	Year End Roll	1/3/2017
2016	101	FV	341,900	15600	7,500.	296,700	654,200	654,200	Year End	1/4/2016
2015	101	FV	318,500	15700	7,500.	258,000	592,200	592,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:10:21

LAST REV

Date	Time
08/09/18	17:42:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13104

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARINO PAUL J,	1413-75		3/23/2012		619,000	No	No		
MICHAELSEN WARR	1403-84		8/1/2011	Change>Sale	325,000	No	No		
MICHAELSEN WARR	1314-91		1/24/2006	Family	100	No	No		
	757-88		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	112336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2012	1553	Det. Gar	59,635	C				
10/4/2011	1236	Manual	9,850					INSTALL 2 FURNACES
9/9/2011	1102	Inter Fi	109,000	C				GUT REHAB
8/23/2011	906	Inter-De	8,000					& REPLACE EXTERIOR
3/17/1992	80		3,800					11X11 SUNROOM ON W

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	CC	Chris C
5/25/2017	MLS	BR	B Rossignol
2/7/2012	MLS	BR	B Rossignol
2/6/2012	Info Fm Prmt	BR	B Rossignol
11/1/2011	MLS	EMK	Ellen K
10/21/2008	Meas/Inspect	345	PATRIOT
10/25/2000	Hearing N/C	163	PATRIOT
12/15/1999	Meas/Inspect	243	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31921601
Const Adj.:	0.97511721
Adj $ / SQ:	173.663
Other Features:	116361
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486334
Depreciation:	22371
Depreciated Total:	463963

COMMENTS

OF = XTRA SINK IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

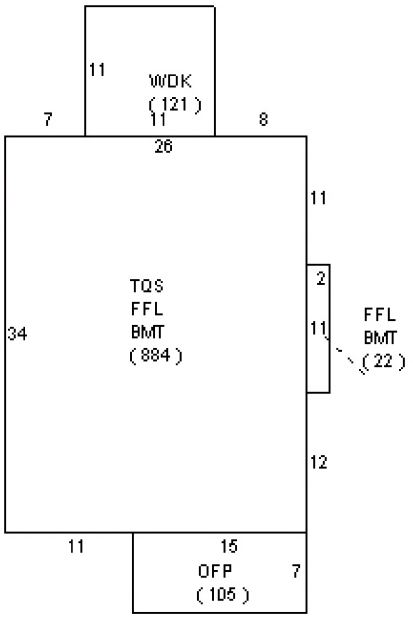
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.66
Special Features:	0	Val/Su Net:	171.79
Final Total:	464000	Val/Su SzAd	295.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	906	102.110	92,515
FFL	First Floor	906	173.660	157,338
TQS	3/4 Story	663	173.660	115,138
WDK	Deck	121	13.910	1,683
OFP	Open Porch	105	31.410	3,298

Net Sketched Area:	2,701			Total:	369,972
Size Ad	1569	Gross Area	2922	FinArea	2294

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0009-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2011	0.00	T	6.4	101						
4	Garage W/Lof	D	Y	1	24 x 25	G	AV	2013	26.35	T	4.8	101			15,100			15,100

More: N	Total Yard Items:	15,100	Total Special Featues:		Total: 15,100